107.0	0005	0007.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,321,300 /	1,321,300
					USE VALUE:	1,321,300 /	1,321,300
					ASSESSED:	1,321,300 /	1,321,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		APACHE TR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KEUSSEYAN KHOREN & DORIEN M
Owner 2:	
Owner 3:	
Street 1:	14 APACHE TRAIL
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	D ANDRAIA DEBRA J -
Owner 2:	-
Street 1:	14 APACHE TRAIL
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 11,810 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 1989, having primarily Stucco Exterior and 5323 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11810.000	766,300	13,000	542,000	1,321,300
Total Card	0.271	766,300	13,000	542,000	1,321,300
Total Parcel	0.271	766,300	13,000	542,000	1,321,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 248.25 | /Parcel: 248.2

Legal Description

User Acct 68492

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 05/29/09

!8428!

PREVIOUS ASSESSMENT

Parcel ID 107.0-0005-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	766,300	13000	11,810.	542,000	1,321,300	1,321,300	Year End Roll	12/18/2019
2019	101	FV	606,400	13500	11,810.	542,000	1,161,900	1,161,900	Year End Roll	1/3/2019
2018	101	FV	606,400	13500	11,810.	464,600	1,084,500	1,084,500	Year End Roll	12/20/2017
2017	101	FV	606,400	13500	11,810.	433,600	1,053,500	1,053,500	Year End Roll	1/3/2017
2016	101	FV	606,400	13500	11,810.	371,700	991,600	991,600	Year End	1/4/2016
2015	101	FV	542,000	13900	11,810.	332,900	888,800	888,800	Year End Roll	12/11/2014
2014	101	FV	542,000	13900	11,810.	308,200	864,100	864,100	Year End Roll	12/16/2013
2013	101	FV	542,000	13900	11,810.	293,800	849,700	849,700		12/13/2012

PRINT

Date	Time
12/10/20	23:00:13

LAST REV

Date	Time
08/22/16	12:03:59

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8428

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
D ANDRAIA DEBRA	1423-122		9/21/2012		955,000	No	No		
CIROLI MARY A /	1324-121		8/11/2006	Family	1	No	No		
D ANDRAIA DONAL	1288-169		8/5/2004	Family	1	No	No		
CIROLI MARY A/T	1288-148		8/3/2004	Family	1	No	No		
CIROLI MARY A/T	1260-26		10/31/2002	Family	1	No	No		
DANDRAIA DONALD	1242-5		8/30/2001	Family	1	No	No		
DANDRAIA DONALD	1213-140		11/8/1999	Family	1	No	No		F

USER DEFINED

Prior Id # 1:	68492
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/3/2015	872	Siding	32,000		7/3/2015			Remove existing st

ACTIVITY INFORMATION

Date	Result	By	Name
11/23/2015	Permit Insp	PC	PHIL C
5/29/2009	Measured	189	PATRIOT
11/10/1999	Mailer Sent		
11/1/1999	Measured	243	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11810		Sq. Ft.	Site		0	70.	0.66	4									542,009						542,000	

Total AC/HA: 0.27112 | Total SF/SM: 11810 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 542,009 | Spl Credit | Total: 542,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	9 - Contemporary		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	beige		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1989	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	4	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	11.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	11	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.88132846
Const Adj.:	0.99742496
Adj $ / SQ:	109.882
Other Features:	134000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	860973
Depreciation:	94707
Depreciated Total:	766266

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4		Baths: 4					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

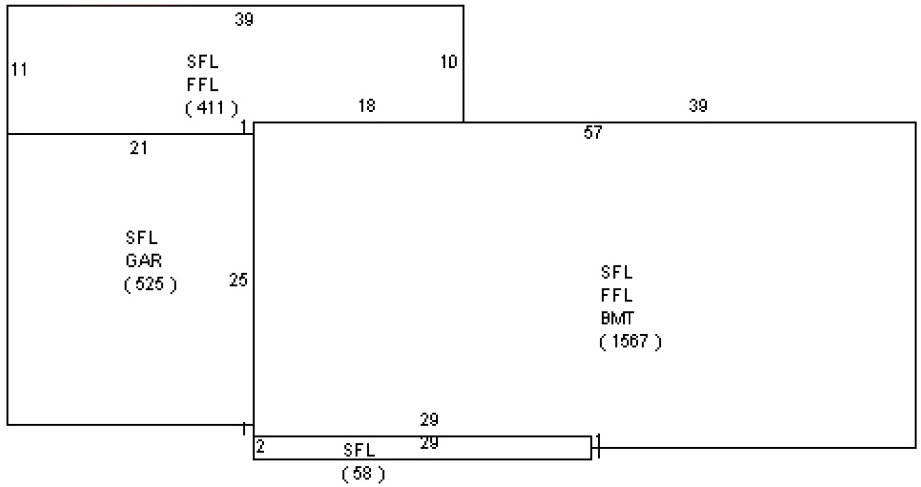
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	132.96
Special Features:	0	Val/Su Net:	115.56
Final Total:	766300	Val/Su SzAd	168.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	2,561	109.880	281,409
FFL	First Floor	1,978	109.880	217,347
BMT	Basement	1,567	43.680	68,444
GAR	Garage	525	19.710	10,348

Net Sketched Area:	6,631			Total:	577,548
Size Ad	4539	Gross Are	6631	FinArea	5323

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 107.0-0005-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	15X18	G	AV	1989	4.55	T	24	101			900			900
19	Patio	D	Y	1	1989	AV	GD	1989	3.05	T	18	101			4,000			4,000
12	Pool-Gunite	D	Y	1	15X30	A	AV	1989	23.64	T	24	101			8,100			8,100

More:	N	Total Yard Items:	13,000	Total Special Featues:	Total: 13,000